

South Carolina Department of Health and Environmental Control  
Office of Ocean and Coastal Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

**July 24, 2013**  
**Permit Application Public Notice**  
***Charles M. Condon, OCRM-13-179-B***

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

**LOCATION:** On and adjacent to Atlantic Intracoastal Waterway at Tract D-2- Doar Rd, Awendaw, Charleston County, South Carolina.  
TMS: 701-00-00-083.

**WORK:** The work as proposed consists of modifying an existing dock, building a bulkhead and building a boat ramp. Specifically, the applicant seeks to modify the dock by adding a 10' x 20' floating dock and new, relocated 3' x 20' ramp. The applicant also seeks to add a 14' x 14', four-pile boatlift to existing pilings under the roof. The applicant seeks to build a 123' timber bulkhead along the OCRM Critical Area Line. Lastly, the applicant seeks to build a 10' x 60' boat ramp, with riprap on each side of the ramp, on the ebb side of the dock structure. The work as described is for private, recreational use, erosion control and personal access to the AIWW. **PLEASE NOTE:** The work as proposed has been reviewed by the Army Corps of Engineers under their Nationwide Permit Program.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

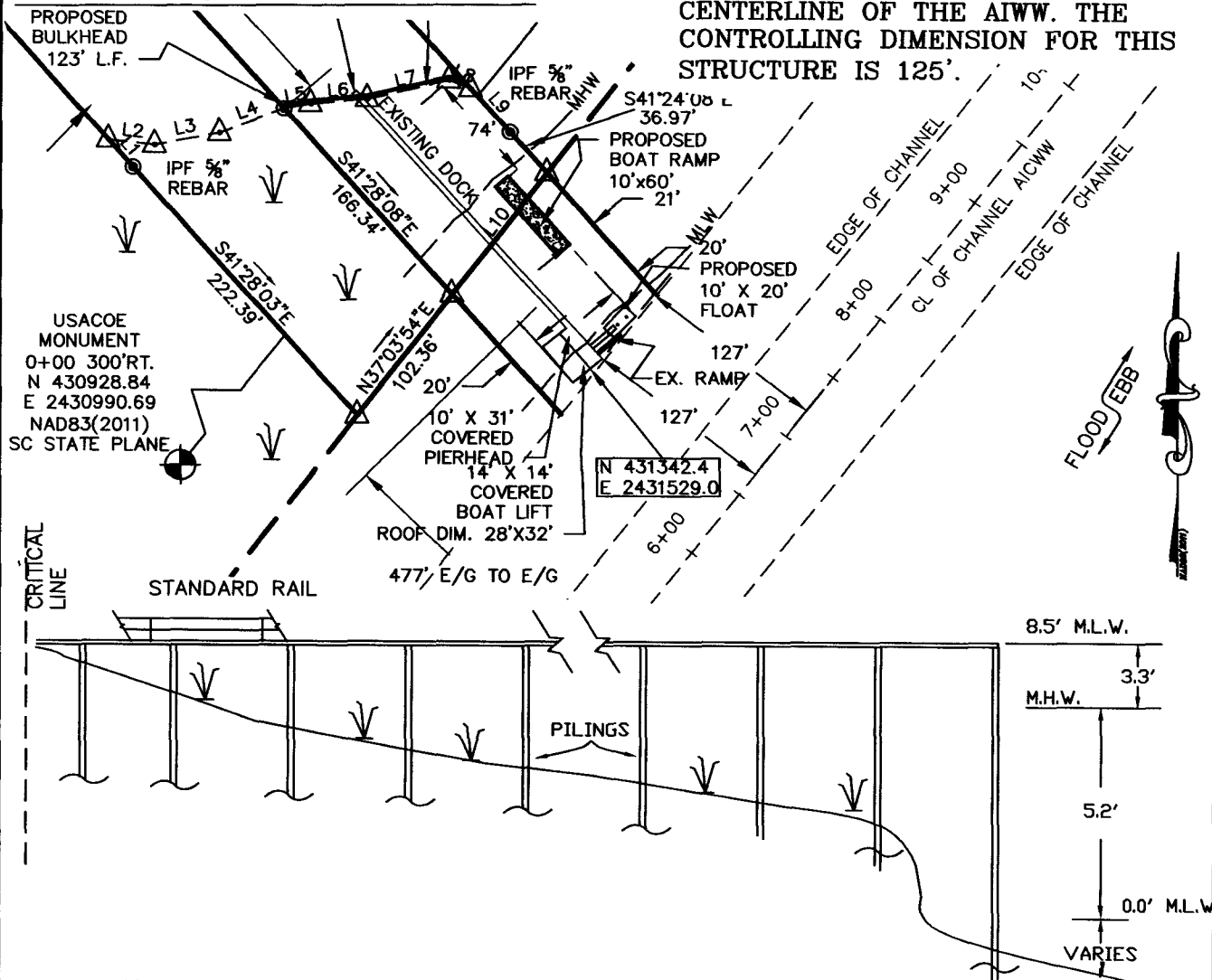
Comments regarding this application must be received by the Department on or before **August 23, 2013**. For more information, please contact **Steve Brooks** at **843-953-0235** or via email at **brookss@dhec.sc.gov**.

**NOTE:** Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at **www.scdhec.gov/environment/ocrm/public\_notice.htm**.

The critical area line shown on these drawings are taken directly from the Plat of Tracts D-1 & D-2 for Charles Condon By East Cooper Land Surveying, LLC Dated Dec. 11, 2012 located in Awendaw, S.C. This plat was certified by OCRM staff on January 9, 2013 By STEVE BROOKS

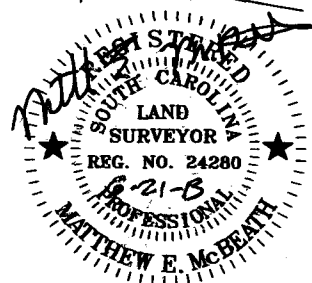
APPLICATION BY:  
CHARLES M. CONDON  
835 MIDDLE STREET  
SULLIVANS ISLAND, SC 29482

NOTE:  
THE CONTROLLING DIMENSION FOR STRUCTURES ON THE AIWW IS THE DISTANCE FROM THE WATERWARD END OF THE STRUCTURE TO THE CENTERLINE OF THE AIWW. THE CONTROLLING DIMENSION FOR THIS STRUCTURE IS 125'.



OCRM-13-179-B  
NOT TO SCALE  
DATUM: MEAN LOW WATER  
**PLAN**

**TRACT D-2**  
**CHRIST CHURCH PARISH**  
**701-00-00-083**



REV. JUNE 21, 2013 REV. MARCH 8, 2013  
JAN. 29, 2013 REV. FEB. 9, 2013

DOAR ROAD

**SHEET 4 OF 6**

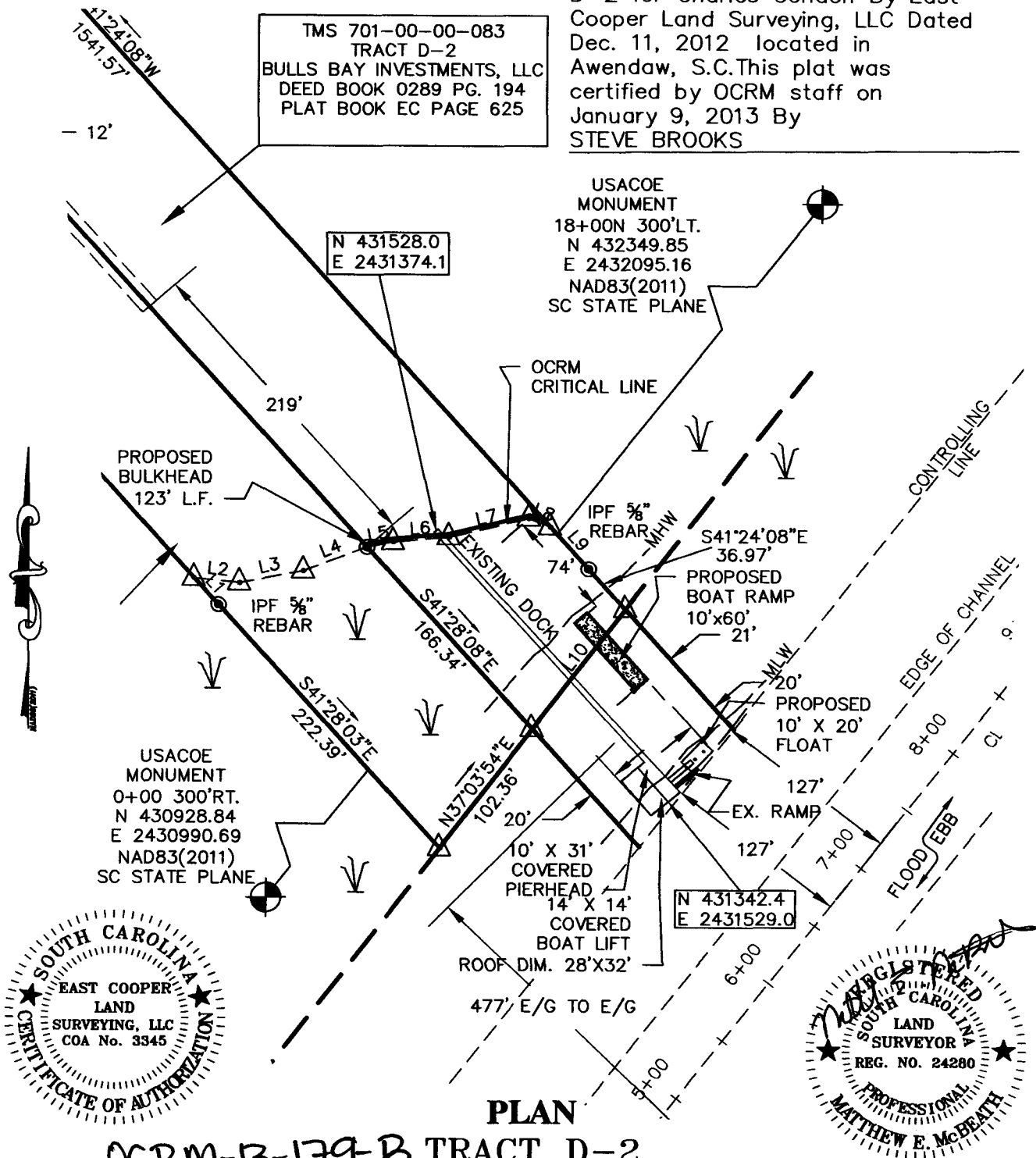
**EAST COOPER LAND SURVEYING, LLC**

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
OFFICE (843) 856-1277 E-MAIL eclsl@BELLSOUTH.NET

# GRAPHIC SCALE

1 inch = 100 ft.

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PLAN  
OCR-M-13-179-B TRACT D-2  
CHRIST CHURCH PARISH  
701-00-00-083

REV. JUNE 21, 2013 REV. MARCH 8, 2013  
JAN. 29, 2013 REV. FEB. 9, 2013

DOAR ROAD

SHEET 3 OF 6

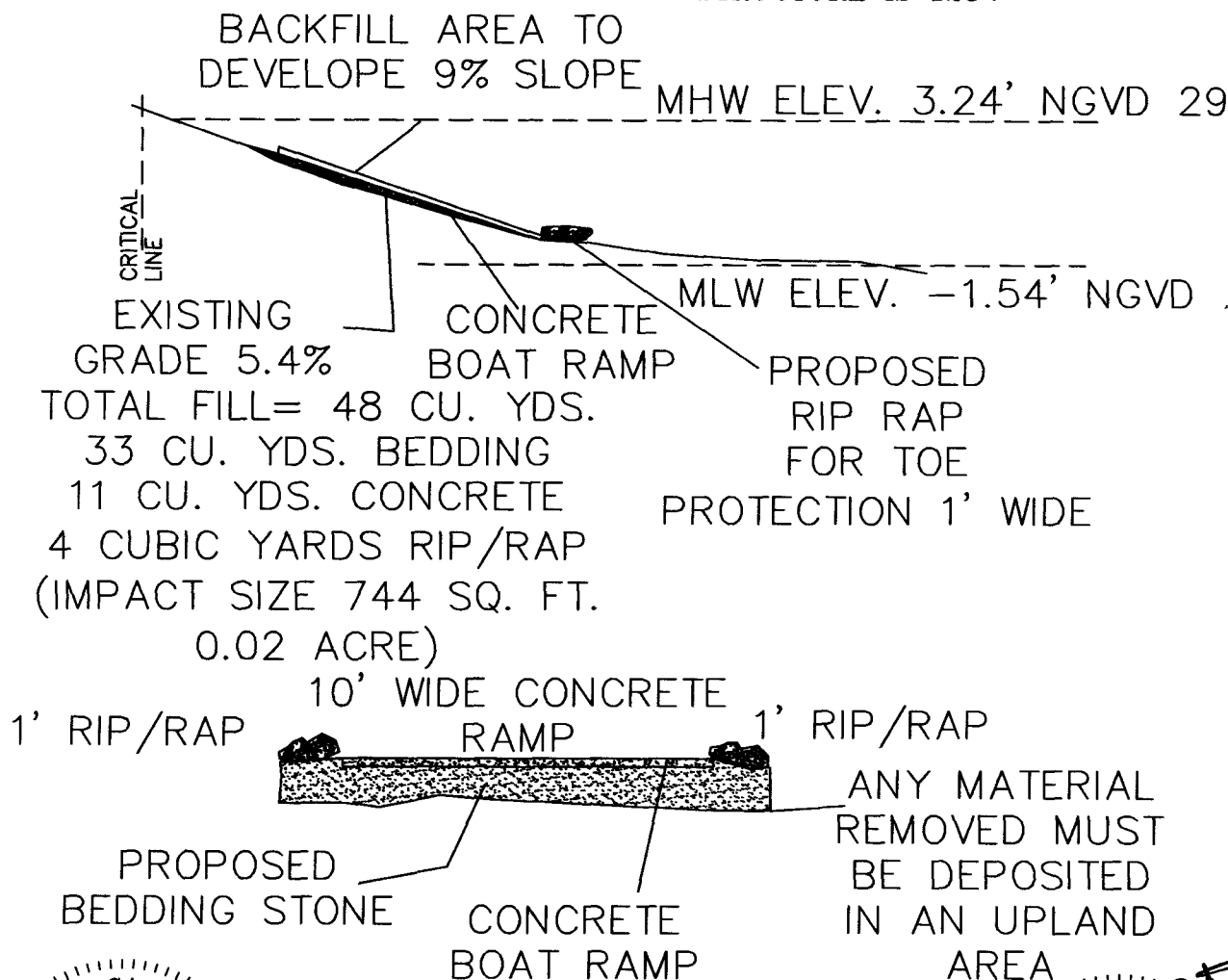
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DATUM: MEAN LOW WATER  
**BOAT RAMP PROFILE**

**TRACT D-2**  
**CHRIST CHURCH PARISH**  
**701-00-00-083**



REV. JUNE 21, 2013  
JAN. 29, 2013

REV. MARCH 8, 2013  
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DOAR ROAD

**SHEET 5 OF 6**

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OFFICE (843) 856-1277 E-MAIL ecl@s@BELLSSOUTH.NET

OCRM-13-179-B

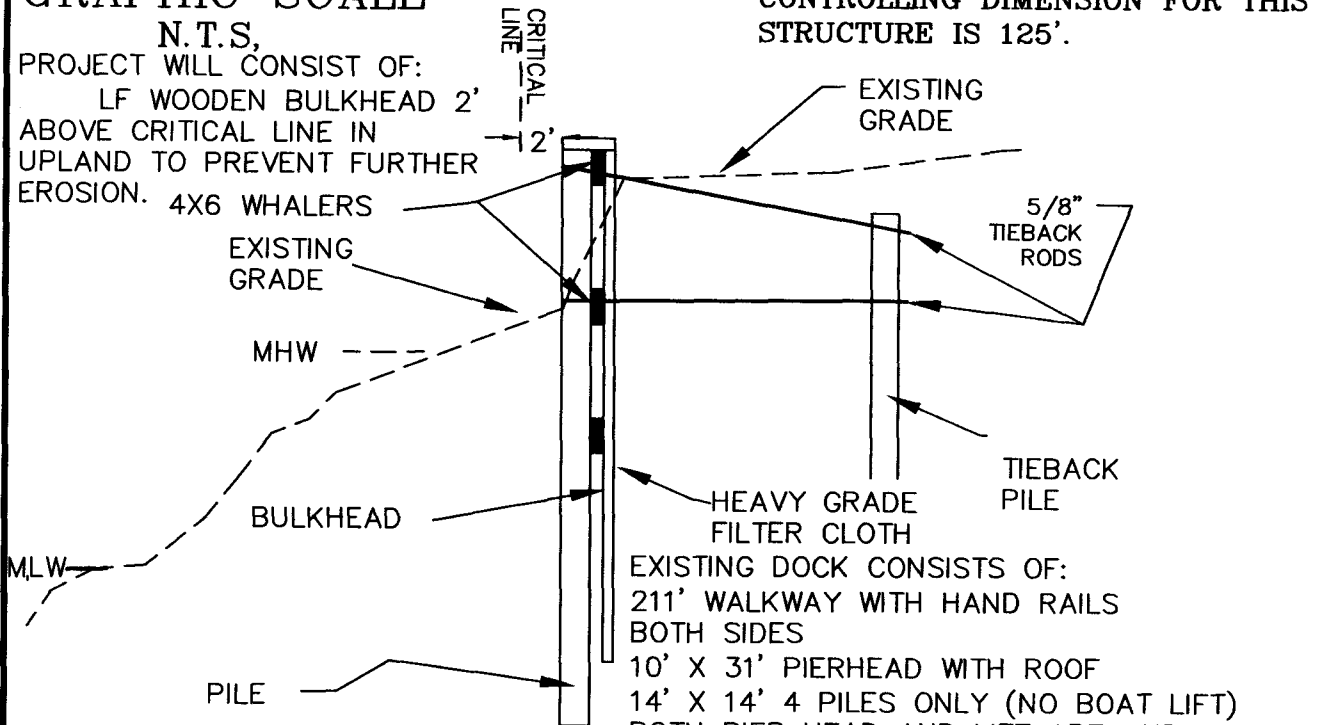
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## GRAPHIC SCALE

N.T.S.  
PROJECT WILL CONSIST OF:  
12' LF WOODEN BULKHEAD 2'  
ABOVE CRITICAL LINE IN  
UPLAND TO PREVENT FURTHER  
EROSION. 4X6 WHALERS



EXISTING DOCK CONSISTS OF:  
211' WALKWAY WITH HAND RAILS  
BOTH SIDES  
10' X 31' PIERHEAD WITH ROOF  
14' X 14' 4 PILES ONLY (NO BOAT LIFT)  
BOTH PIER HEAD AND LIFT ARE UNDER  
ONE ROOF THAT IS 28' X 32'±  
3' X 20' EXISTING RAMP  
3 PILES FOR MISSING FLOAT  
PROPOSED ADDITIONS:  
REMOVE EXISTING RAMP & REPLACE WITH  
NEW RAMP & MOVE 3 FLOAT PILES  
ADD NEW 10' X 20' FLOAT  
ADD 14' X 14' BOAT LIFT TO EXISTING PILES  
ADD NEW 10' X 60' CONCRETE  
BOAT RAMP WITH 1' RIP/RAP ALL SIDES  
ADD 123 L. FT. BULKHEAD 2' ABOVE CRITICAL  
LINE IN UPLAND AREA  
MARSHES OF GRAHAM CREEK AIWW

## PLAN

TRACT D-2  
CHRIST CHURCH PARISH  
TMS 701-00-00-083

REV. JUNE 21, 2013  
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DOAR ROAD

SHEET 6 OF 6

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OCRM-13-17a-B



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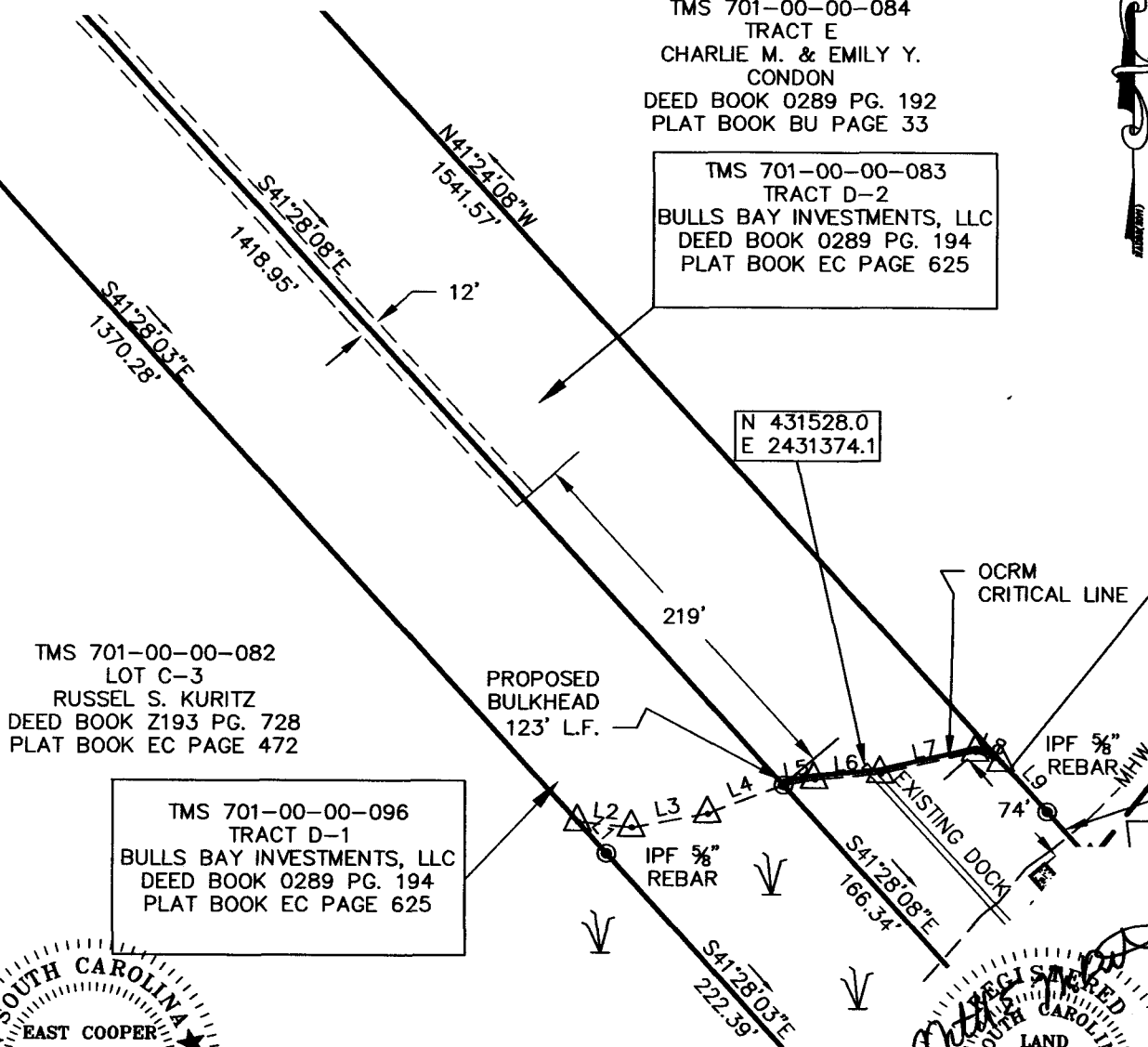
# GRAPHIC SCALE

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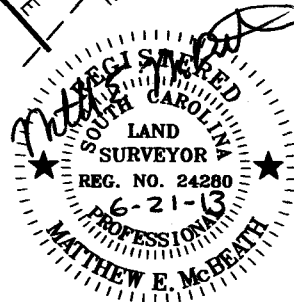
TMS 701-00-00-084  
TRACT E  
CHARLIE M. & EMILY Y.  
CONDON  
DEED BOOK 0289 PG. 192  
PLAT BOOK BU PAGE 33

TMS 701-00-00-083  
TRACT D-2  
BULLS BAY INVESTMENTS, LLC  
DEED BOOK 0289 PG. 194  
PLAT BOOK EC PAGE 625



TMS 701-00-00-082  
LOT C-3  
RUSSEL S. KURITZ  
DEED BOOK Z193 PG. 728  
PLAT BOOK EC PAGE 472

TMS 701-00-00-096  
TRACT D-1  
BULLS BAY INVESTMENTS, LLC  
DEED BOOK 0289 PG. 194  
PLAT BOOK EC PAGE 625



## PLAN TRACT D-2 CHRIST CHURCH PARISH TMS 701-00-00-083

REV. JUNE 21, 2013  
JAN. 29, 2013

REV. MARCH 8, 2013  
REV. FEB. 9, 2013

DOAR ROAD

SHEET 2 OF 6

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calcfis #77046

BARBER & ASSN  
NOVEMBER 30,  
12-2-88 AND  
CHARLESTON CC  
BOOK BU PAGE

2. PLAT OF TRA  
McDERMID/ORCI  
JOHN WADE JR.  
1998 AND REC  
CHARLESTON CC  
BOOK EC PAGE

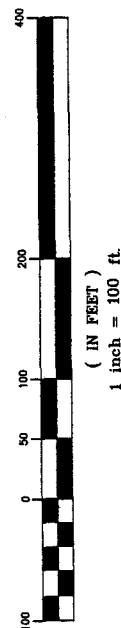
3. PLAT SHOWN  
SUBDIVISION OF  
TRACTS "D-1" AI  
CHARLES DAWE  
20, 1998 AND  
CHARLESTON CC  
BOOK EC PAGE

8) HORIZONTAL DATUM IS NAD83(2011) SC STATE PLANE COORDINATES AND IS  
REFERENCED TO BENCH MARK B 149 1979.

LINE	LENGTH	BEARING
L1	24.17	N41°28'03"W
L2	30.40	S84°09'31"E
L3	43.21	N79°06'48"E
L4	45.25	N68°37'03"E
L5	17.90	N79°09'36"E
L6	37.11	N84°52'41"E
L7	54.84	N76°28'03"E
L8	15.38	S68°09'03"E
L9	38.42	S41°24'08"E
L10	102.61	N37°03'54"E
L11	5.89	N37°20'53"E

TMS 701-00-00-084  
TRACT E  
STEPHEN J. & CARISSA  
HELLBERG  
DEED BOOK J438 PG. 744  
PLAT BOOK BU PAGE 33

TMS 701-00-00-083  
TRACT D-1  
180,500 SQ. FT.  
3.88 ACRES TOTAL  
12,471 SQ. FT. 0.29 ACRE  
MARSH  
STEPHEN J. & CARISSA  
HELLBERG  
DEED BOOK K437 PG. 704  
PLAT BOOK EC PAGE 625



### CRITICAL LINE CERTIFICATION

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF  
DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY.  
CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO  
CHANGE OVER TIME, BY DELINEATING THE PERMIT AUTHORITY OF THE  
DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO  
ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON  
THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE Matthew E. McBeath DATE 1/9/13

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM  
THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

I, Matthew E. McBeath, a Professional Land Surveyor in the State of South  
Carolina, hereby state that to the best of my knowledge, information and  
belief, the survey herein was made in accordance with the requirements of  
the Standards of Practice Manual for Surveying in South Carolina, and meets  
or exceeds the requirements for a Class A Survey as specified therein, also  
there are no visible encroachments or projections other than shown. Witness  
my original signature and license number and seal on this day the 11th day  
of December 2012.

Matthew E. McBeath

Matthew E. McBeath  
1500 Huxley Drive Mount Pleasant, South Carolina 29466  
Telephone (843) 856-1277

USACOE  
MONUMENT  
18+00N 300'L.I.  
N 432349.85  
E 2432095.16  
NAD83(2011)  
SC STATE PLANE

OCRM  
CRITICAL LINE

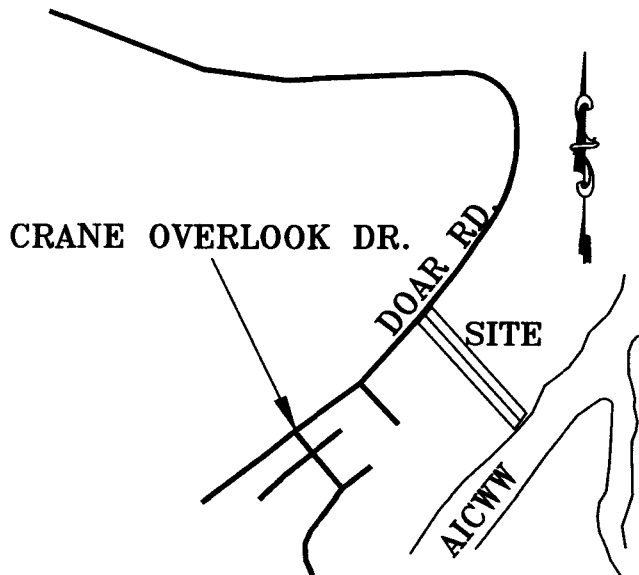
TMS 701-00-00-082  
LOT C-3  
RUSSEL S. KURTZ  
DEED BOOK Z193 PG. 728  
PLAT BOOK EC PAGE 472

IPF 1" OPEN TOP  
N 430516.78  
E 2431328.18  
NAD83(2011)  
SC STATE PLANE

USACOE  
MONUMENT  
0+00 300'RT.  
N 430928.84  
E 2430990.69  
NAD83(2011)  
SC STATE PLANE

DATE

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LOCATION MAP (n.t.s)

LINE TABLE

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**LOCATION MAP**  
**TRACT D-2**  
**CHRIST CHURCH PARISH**  
**701-00-00-083**

# **ADJACENT PROPERTY OWNERS**

1. RUSSELL S. KURITZ  
C/O DAVID A. KURITZ  
469 TRAPIER DRIVE  
CHARLESTON, SC 29412
2. BULLS BAY INVESTMENTS, LLC  
880 JOHNNIE DODDS BLVD.  
SUITE 1 MOUNT PLEASANT, SC 29464
3. OLIVE MAE TAYLOR CANTEY  
8035 DOAR RD.  
AWENDAW, SC 29429

## **REFERENCES:**

1. PROPERTY SURVEY SHOWING DIVISION OF 44.30 ACRERS INTO 6 TRACTS-A,B,C,D,E, & F BY B.P. BARBER & ASSOCIATES, INC DATED NOVEMBER 30, 1988 LAST REVISED 12-2-88 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BU PAGE 33.
2. PLAT OF TRACT "C" McDERMID/ORCHARD PROPERTY BY JOHN WADE JR. DATED MARCH 23, 1998 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK EC PAGE 427.
3. PLAT SHOWING A RESURVEY AND SUBDIVISION OF TRACT "D" INTO TRACTS "D-1 AND "D-2" BY CHARLES DAWLEY, JR. DATED MAY 20, 1998 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK EC PAGE 625.
4. VERTICAL DATUM IS NGVD 29, HORIZONTAL DATUM IS NAD83(2011) SC STATE PLANE COORDINATES AND IS REFERENCED TO BENCH MARK B 149 1979.
5. AIWW, WINYAH BAY TO CHARLESTON STA. 15+87 TO STA. 45+19N SHEET 32 OF 62 USACE CHARLESTON DISTRICT DATED AUG. 2011.
6. DATE OF FIELD SURVEY DEC. 5, 2012.

REV. JUNE 21, 2013  
 JAN. 29, 2013

REV. MARCH 8, 2013  
 REV. FEB. 9, 2013

DOAR ROAD  
 NOT TO SCALE

**SHEET 1 OF 6**

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